

COPY



PLANNING DEPARTMENT

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext 1120 • FAX (508) 839-4602
planningdept@graffon-ma.gov
www.graffon-ma.gov

RECEIVED TOWN CLERK
GRAFTON, MA
NOV - 6 AM 9:12

12

APPLICATION FOR SPECIAL PERMIT

Application No. SP2019-17/SPA

APPLICANT & PROPERTY OWNER INFORMATION

NAME J. White's Automotive, LLC.
STREET 1800 Worcester Road CITY/TOWN Framingham
STATE MA ZIP 01702 TELEPHONE (508) 872-4752
NAME OF PROPERTY OWNER (if different from Applicant) Richmond Properties, Inc.
Deed recorded in the Worcester District Registry of Deeds Book 21585 Page 108

SITE INFORMATION:

STREET AND NUMBER 20 Milford Road
ZONING DISTRICT CL1 ASSESSOR'S MAP 131 LOT #(S) 20
LOT SIZE 217,800 FRONTAGE 250
CURRENT USE Industrial

PROJECT/PLAN INFORMATION:

PLAN TITLE Automotive use at 20 Milford Road
PREPARED BY (name/address of PE/Architect) Shirley Warren
DATES _____

Use for which Special Permit is sought: (refer to § 3.2.3.1 of the Zoning Bylaw - Use Regulation Table):

Cite all appropriate sections of the Zoning By-Law which pertain to this Application, Use and Site:

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for a SPECIAL PERMIT to be granted by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete.

Applicant's Signature man

Date: _____

Property Owner's Signature (if not Applicant) [Signature]

Date: 10/11/19

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EXHIBIT 1a.

PLANNING BOARD
GRAFTON, MA

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APPLICATION FOR SITE PLAN APPROVAL

Application No. SP 2019-17/SPA

APPLICANT NAME: J. White's Automotive, LLC.

STREET 1800 Worcester Road CITY/TOWN Frammingham

STATE MA ZIP 01702 TELEPHONE (508) 872-4752

PROPERTY OWNER NAME: Richmond Properties, Inc.

STREET 20 Milford Road CITY/TOWN Grafton

STATE MA ZIP 01560 TELEPHONE (508) 839-6600

Deed recorded in the Worcester District Registry of Deeds Book 21585 Page 108

CONTACT PERSON'S NAME: Shirley Warden

TELEPHONE (508) 872-4752

SITE INFORMATION:

STREET AND NUMBER 20 Milford Road

ZONING DISTRICT ALI ASSESSOR'S MAP 131 LOT #(S) 20

LOT SIZE 217,800 FRONTAGE 250

CURRENT USE Industrial

PLAN INFORMATION:

PLAN TITLE Automotive use at 20 Milford Road

PREPARED BY Shirley Warden

DATE PREPARED _____ REVISION DATE _____

Describe proposed changes / additions: _____

TO THE GRAFTON PLANNING BOARD:

The undersigned, being the APPLICANT named above, hereby applies for approval of the above entitled SITE PLAN by the Planning Board and certifies that, to the best of APPLICANT'S knowledge and belief, the information contained herein is correct and complete and that said PLAN conforms with the requirements of the Zoning By-Law of the Town of Grafton.

Applicant's Signature ma

Date: _____

Property Owner's Signature (if not Applicant) OK

Date: 10/4/19

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EXHIBIT 1 b.

PLANNING BOARD
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 Phone: (508) 839-5335 ext 1170 • FAX: (508) 839-1602
 www.grafton-ma.gov

TREASURER / COLLECTOR

Certificate of Good Standing

Applicants seeking permits with the Town of Grafton must submit this completed form at the time of application. When all obligations are paid to date, you must attach this "Certificate of Good Standing" with your application. Delinquent bills must be paid in full before the appropriate department accepts your application. Please make arrangements to pay these outstanding bills at the Collector's Office.

Please note: it can take up to three (3) business days to process each request.

Please check all that apply and indicate if permit(s) have been issued.

	Permit Issued?			Permit Issued?	
	Yes	No		Yes	No
<input type="checkbox"/> Building - Inspection(s)	_____	_____	<input type="checkbox"/> Septic System	_____	_____
<input type="checkbox"/> Building - Electric	_____	_____	<input type="checkbox"/> Conservation	_____	_____
<input type="checkbox"/> Building - Plumbing	_____	_____	<input type="checkbox"/> Planning	_____	_____
<input type="checkbox"/> Board of Health	_____	_____	<input type="checkbox"/> Other	_____	_____

Other Permit: _____

Petitioner Name

Property Owner / Company Name

Petitioner Address

Property Address

City, State, Zip

Grafton, MA 01520

Phone

Date:	Current	Delinquent	N/A
Real Estate	✓		
Personal Property	✓		
Motor Vehicle Excise	✓		
Disposal			✓
General Billing			✓

Beth Schramman
 Treasurer / Collector Name (please print)

Beth Schramman
 Treasurer / Collector Signature

Date

Form Revised: 01/22/2014

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PLANNING BOARD
 GRAFTON, MA

EXHIBIT 1c.

2:27 PM10/7/2019
20 Milford Road
Map 131 Lot 20

COPY

Kenneth M. O'Brien
Kenneth M. O'Brien, MAA
Grafton Data Collector

ID	Site Address	Owner	Co-Owner	Owner Address	Town	State	Zip	Book	Page
125.0-0000-0100.C	2 TAFT MILL ROAD	GRAFTON TOWN OF	CONSERVATION COMMISS	30 PROVIDENCE ROAD	GRAFTON	MA	01519	49680	134
125.0-0000-0100.D	1 TAFT MILL ROAD	GRAFTON TOWN OF	CONSERVATION COMMISS	30 PROVIDENCE ROAD	GRAFTON	MA	01519	49680	134
131.0-0000-0016.0	11 MILFORD ROAD	MAHONEY HAROLD M		9 MILFORD ROAD	S GRAFTON	MA	01560	81	73
131.0-0000-0017.0	15 MILFORD ROAD	GRAFTON TOWN OF	MILFORD ROAD DUMP	30 PROVIDENCE ROAD	GRAFTON	MA	01519-118	2824	55
131.0-0000-0019.0	26 MILFORD ROAD	TEMP-FLEX LLC	C/O MOLEX INC ATTN: TAX P.O. BOX 2900		WICHITA	KS	67201	48301	397
131.0-0000-0020.0	20 MILFORD ROAD	RICHMAND PROPERTIE		20 MILFORD ROAD	S GRAFTON	MA	01560	21585	108
131.0-0000-0022.0	30 MILFORD ROAD	MAHONEY PATRICK H	MICHNIEWICZ KATHLEEN	59 MAHONEY LANE	NORTHBRID	MA	01534	13068	293
131.0-0000-0117.0	17 MILFORD ROAD	ALKHARROUBI MAHER	KASIMIEH RANDA	17 MILFORD ROAD	S GRAFTON	MA	01560	47664	311
131.0-0000-0119.0	19 MILFORD ROAD	MELIFONWU TINA I		19 MILFORD ROAD	S GRAFTON	MA	01560	46767	142
131.0-0000-0121.0	21 MILFORD ROAD	BRAGA SERGIO M	CERQUEIRA ROSA	21 MILFORD ROAD	S GRAFTON	MA	01560	48648	55
131.0-0000-0123.0	23 MILFORD ROAD	WARD MICHAEL B	WARD JENNIFER S	23 MILFORD ROAD	S GRAFTON	MA	01560	35732	23
131.0-0101-0029.0	14 MILFORD ROAD U-1	LASORSA JOSEPH G &	LASORSA JOSEPH G JR &	1 SHERMAN STREET	PROVIDENC	RI	02904	29438	112
131.0-0101-0030.0	16 MILFORD ROAD U-1	BARBATO MICHAEL J	BARBATO NANCY J	16 MILFORD ROAD U-1	S GRAFTON	MA	01560-121	21709	182
131.0-0102-0029.0	14 MILFORD ROAD U-2	HAHNE DOUGLAS D	HAHNE AILEEN R	14 MILFORD ROAD UNIT 2	S GRAFTON	MA	01560	54127	374
131.0-0102-0030.0	16 MILFORD ROAD U-2	FERRIS REGAN		16 MILFORD ROAD UNIT 2	S GRAFTON	MA	01560	60750	83
131.0-0103-0029.0	14 MILFORD ROAD U-3	HARRINGTON KYLE		14 MILFORD ROAD UNIT 3	S GRAFTON	MA	01560	60069	60
131.0-0103-0030.0	16 U-3 MILFORD ROAD	LATOUR DANIELLE		16 MILFORD ROAD UNIT 3	S GRAFTON	MA	01560	58545	103
131.0-0104-0029.0	14 MILFORD ROAD U-4	KUCHENMEISTER MINE		14 MILFORD ROAD UNIT 4	S GRAFTON	MA	01560	44847	90
131.0-0104-0030.0	16 MILFORD ROAD U-4	BIBEAU BERNICE S		16 MILFORD ROAD, UNIT 4	S GRAFTON	MA	01560	47680	89
131.0-0105-0029.0	14 U-5 MILFORD ROAD	WAHLGREN FAMILY TR	LOUGHAN KATIE TRUSTEE	14 MILFORD ROAD UNIT 5	S GRAFTON	MA	01560	60345	204
131.0-0105-0030.0	16 MILFORD ROAD U-5	CRANNEY MELISSA CAI		16 MILFORD ROAD UNIT # 5	MEDWAY	MA	02053	51770	67
131.0-0106-0029.0	14 MILFORD ROAD U-6	SHIFROVICH ILYA	ZAKHAROVA TATYANA	14 MILFORD RD UNIT 6	S GRAFTON	MA	01560-120	59293	209
131.0-0106-0030.0	16 MILFORD ROAD U-6	MCCLEMENTS BRIDGE		16 MILFORD ROAD	S GRAFTON	MA	01560	60643	149
131.0-0107-0030.0	16 MILFORD ROAD U-7	MCCRUIDEN CHARLES	SANDERS-MCCRUIDEN EI	16 MILFORD RD U7	S GRAFTON	MA	01560-121	13079	35
131.0-0108-0030.0	16 MILFORD ROAD U-8	FLEMING STEPHANIE		16 MILFORD ROAD UNIT 8	S GRAFTON	MA	01560	45950	112
131.0-0109-0030.0	16 MILFORD ROAD U-9	WILSON CAROL A		16 MILFORD ROAD UNIT 9	S GRAFTON	MA	01560	47854	20
131.0-0110-0030.0	16 MILFORD ROAD U-1	BROWN LINDA J		16 MILFORD ROAD UNIT 10	S GRAFTON	MA	01560	13949	19
131.0-0111-0030.0	16 MILFORD ROAD U-1	WALKER TANYA		16 MILFORD ROAD UNIT 11	S GRAFTON	MA	01560	56497	160
131.0-0112-0030.0	16 MILFORD ROAD U-1	HARVEY DONALD J		16 MILFORD ROAD UNIT 12	S GRAFTON	MA	01560	33774	63

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EXHIBIT 1 d.

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**PLANNING BOARD
GRAFTON, MA**

Automotive Use At 20 Milford Road, Grafton

Written description of the proposed use.

J. White's Automotive, LLC., seeks a special permit to operate its automotive repair facility at 20 Milford Road in Grafton.

The company repairs, services, maintains, refurbishes and restores vehicles with a heavy emphasis on Land Rover, Jeep and Toyota refurbishment. Our client base includes customers from all of the country with a few international clients. We have been in business since 2007.

We are not an auto body shop. Our auto body work is subcontracted off site.

During the first quarter of 2019, the average number of transactions per day was 5.35 in its current Route 9 Framingham location.

Our hours of operations are 8:00am-6:00pm Monday through Friday. Although we are not open to the public on Saturdays we often work from 8am-5pm on Saturdays.

Our current staff consists of two owners who work as full time employees, five full time technicians, two full time administrators, two part time administrators and one part time shop assistant. In total the company employs thirteen people.

The company receives UPS, DHL and Federal Express deliveries daily and receives deliveries from local parts stores that use small vehicles to deliver, on average three times per day.

As with any automotive repair facility we are required to use hazardous materials such as petroleum products, adhesives and cleaners and we do so with the highest level of care. During our eight years in Framingham we have passed the Framingham Fire Departments inspections annually and have passed two phase II 21E environmental inspections with the most recent conducted in 2018.

Currently, there are no plans to increase the square footage of the building, change in our hours of operation, change in the amount of daily deliveries, increase of our work force or any other significant change as presented by this application.

The company feels that it is relevant to identify as a destination shop, rather than a typical general repair facility. Our shop is a low volume shop, with some jobs taking more than a year to complete and many taking over a month.

You can read more about our business at JWhitesAutomotive.com



J. White's Automotive, LLC.



Richmond Properties

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GRAFTON, MA

EXHIBIT 1 e.

The photos below were taken on October 9, 2019 to exemplify a typical day in our shop.



2002 Land Rover Discovery purchased from a movie set.
Total refurbishment job with accessories added.



1952 Jeep Willys partial refurbishment and 1963 Land Rover Series in for maintenance.

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PLANNING BOARD
GRAFTON, MA

EXHIBIT 1f.

The photos below were taken on October 9, 2019 to exemplify a typical day in our shop.



2002 Land Rover Discovery purchased from a movie set.
Total refurbishment job with accessories added.



1952 Jeep Willys partial refurbishment and 1963 Land Rover Series in for maintenance.



1967 Land Rover Series and 1966 Land Rover Series Dormobile conversion that sleeps four.

Below is the inside of the Dormobile conversion.



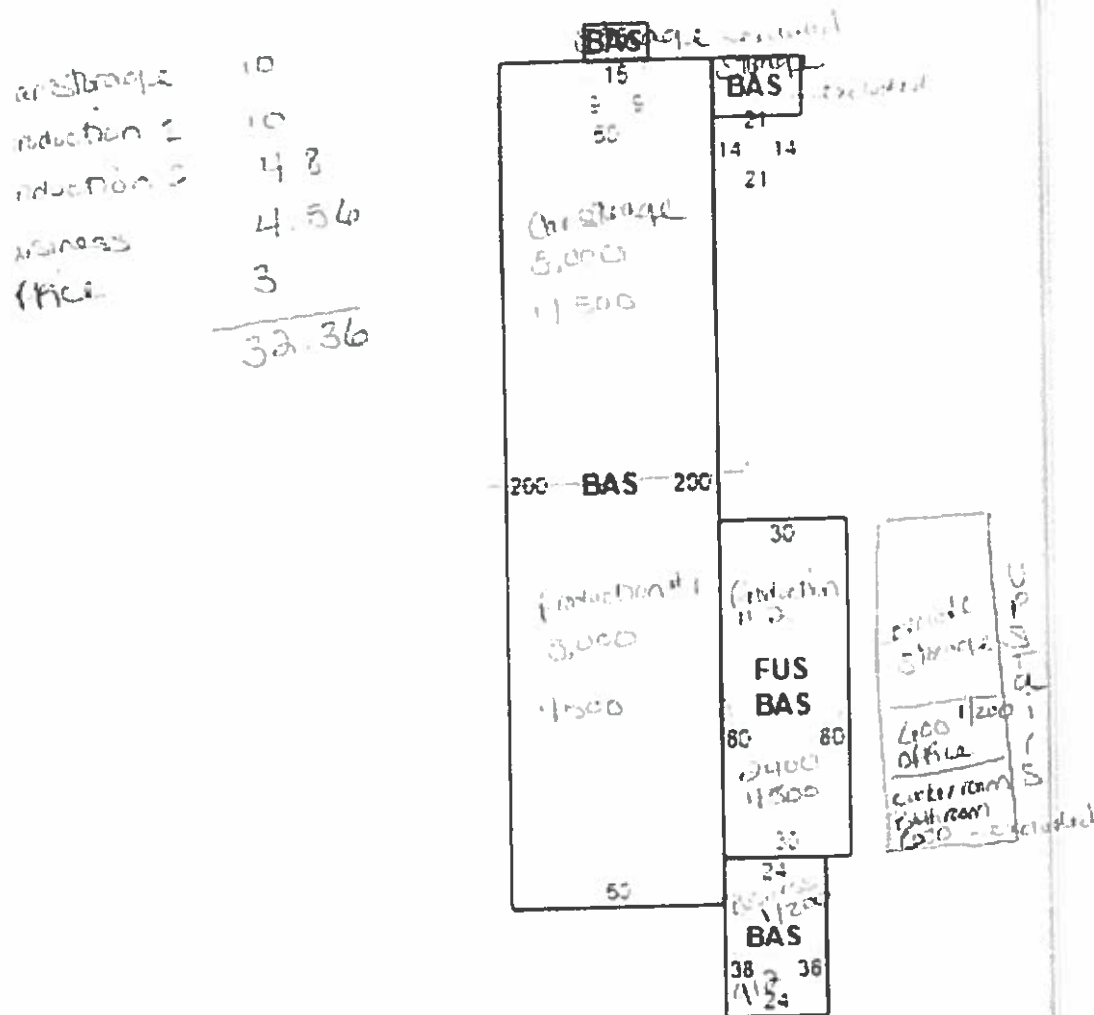


1989 Toyota Land Cruiser, formally restored here for annual maintenance.



Thank you for your time and efforts.

20
Miltord Road, Grafton, MA



EXCLUSIVE LISTING AGENT
THE STUBBLEBINE COMPANY
CORFAC INTERNATIONAL

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EXHIBIT 19.

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PLANNING BOARD
GRAFTON, MA

PLANNING BOARD

WAIVER REQUEST FORM

EXHIBIT 1h.

Please select the waivers you are requesting, followed by a brief explanation as to why the waiver is needed:

Site Plan Requirements (Section 1.3.3.3.d.)

☐ A Site Plan prepared by a professional architect or registered professional engineer, at a scale of one inch equals forty feet (1" = 40'), or at such other scale as may be necessary to show all detail clearly and accurately. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24" x 36"), and shall not be less than eleven inches by seventeen inches (11" x 17"). If multiple sheets are used they shall be accompanied by an index sheet showing the entire parcel at an appropriate scale.

[Click here to enter text.](#)

☐ (1.) Name and address of the person(s) submitting the application;

[Click here to enter text.](#)

☐ (2.) Name and address of the owner(s) of the subject property(ies), if different;

[Click here to enter text.](#)

☐ (3.) Present use(s) of the land and description and use(s) of existing building(s) thereon, if any;

[Click here to enter text.](#)

☐ (4.) Proposed use(s) of the land;

[Click here to enter text.](#)

☐ (5.) Proposed use(s) of existing buildings, if any;

[Click here to enter text.](#)

☐ (6.) Description and proposed use(s) of the proposed building(s), if any;

[Click here to enter text.](#)

☐ (7.) Zoning District(s) in which the parcel is located, including floodplain, if applicable;

[Click here to enter text.](#)

☐ (8.) Locus Map (scale of 1"=1,000') and north arrow;

[Click here to enter text.](#)

☐ (9.) Title Block containing: name of the project; applicant; property owner; property address and Assessor's Map/Lot number; date (with revisions); name, address and phone number, and the signature and seal of the professional architect or engineer preparing the plan;

[Click here to enter text.](#)

☐ (10.) Wetlands, Ponds, Streams, or other water bodies, including all applicable buffer zones;

[Click here to enter text.](#)

☐ (11.) Ownership of all abutting land and approximate location of buildings, driveways, and parking areas thereon within a maximum distance of two hundred feet (200') of the property lines;

[Click here to enter text.](#)

☐ (12.) Existing and proposed topography at two-foot (2') elevation intervals;

[Click here to enter text.](#)

☐ (13.) All property lines of the subject property, and all setbacks of buildings and parking areas from said lines, and existing and proposed easements, if any;

[Click here to enter text.](#)

☒ (14.) Extent and type of all existing and proposed surfaces (pervious and impervious) on the property, including specific materials;

No changes to be made

☒ (15.) Lot coverage calculations showing percentage of buildings, percentage of pavement, and percentage of open space/ landscaped areas;

No changes to be made

☐ (16.) Parking calculations for proposed use(s), including all existing use(s) that will continue to exist on the property, if applicable;

Click here to enter text.

☒ (17.) Calculations of the volume of earth material to be removed or filled on the property, and delineation of the location(s) of such activity;

No changes to be made

☐ (18.) Driveways and driveway openings/entrances;

Click here to enter text.

☐ (19.) Parking and loading spaces;

Click here to enter text.

☒ (20.) Service areas and all facilities for screening;

No changes to be made

☒ (21.) Landscaping;

No changes to be made

☒ (22.) Lighting;

No changes to be made

☐ (23.) Proposed signs (business, traffic, etc.);

Click here to enter text.

? ☒ (24.) Sewage, refuse and other waste disposal;

Current owner is hooking up to town sewer presently, can that plan be used?

☒ (25.) Stormwater management facilities (drainage);

No changes to be made

☐ (26.) All structures and buildings associated with the proposed and existing use(s) on the property;

Click here to enter text.

☒ (27.) Exterior storage areas and fences;

No changes to be made

☒ (28.) Utilities and their exterior appurtenances (e.g., fire connections);

No changes to be made

☒ (29.) Provisions for dust and erosion control;

No changes to be made

☒ (30.) Any existing vegetation;

No changes to be made

☒ Stormwater Management Hydrological Study (Section 1.3.3.3.e.)

A stormwater management hydrological study prepared in accordance with the *Rules and Regulations Governing the Subdivision of Land: Grafton, Massachusetts* (Sections 3.3.3.19 and 4.7.8).

No changes to be made

☒ Earthwork Calculations (Section 1.3.3.3f.)

A report, if applicable, showing calculations of the volume of earth material to be removed from or delivered to the site, including a description of such removal or fill activity. Depending upon the volume of material to be removed or filled, the Planning Board may require the Applicant to submit additional information (if not submitted in the report) regarding, but not limited to, the following: the hours of fill/removal activity; proposed route(s) of transporting materials to and from the site; and measures for dust and erosion control (both on- and off-site) for the proposed activity.

No changes will be made

☐ Written statements from the following:

Click here to enter text.

☒ (1.) The engineer and/or architect preparing the plans indicating that the building(s) and site have been designed to comply with the performance standards set forth in Section 4.2 of the Zoning By-Law.

No changes to be made

☐ (2.) The applicant(s) and owner(s) of the property indicating that the building(s) and site will be maintained, and the activities on the site will be conducted in accordance with the performance standards set forth in Section 4.1 of the Zoning By-Law.

Click here to enter text.

☒ Traffic Study (Section 8.2)

A traffic study shall be submitted with each application for a subdivision of greater than 20 units, special permit or special permit with site plan review, or where required by the Planning Board, unless otherwise waived by a four-fifths (4/5) vote of the SPGA.

Do not anticipate material traffic increase.